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Since 1989

*An improvable rural smallholding with approx 15 acres on the edge of the popular Brechfa Forest.  
Llansawel, Llandeilo, West Wales*

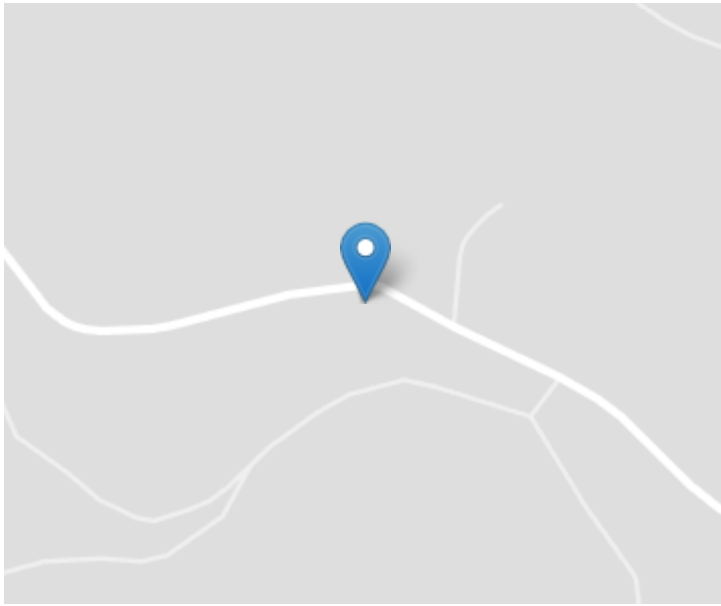


**Abernant, Llansawel, Llandeilo, Carmarthenshire. SA19 7PN.**

**REF: A/4922/LD**

**£495,000**

- \*\*\* Improvable yet utterly charming Country smallholding of character and original features - Steeped in local history
- \*\*\* A deceptive traditional farmhouse
- \*\*\* Full of character and original features - Steeped in local history
- \*\*\* Large mature lawned gardens with a stream boundary
- \*\*\* 15 acres or thereabouts - Mixed use being part mature native woodland and grazing pasture
- \*\*\* Direct access to the Brechfa Forest – Spectacular setting
- \*\*\* Part modernised cottage with great Family accommodation
- \*\*\* Useful double garage
- \*\*\* Large tarmac driveway
- \*\*\* Annexe/extension
- \*\*\* Barn/workshop
- \*\*\* Water tank treatment building
- \*\*\* Popular and sought after rural location
- \*\*\* Oil fired central heating
- \*\*\* Double glazing throughout



### Location

The property is located just off the B4337 between Llansawel and Rhydymerau on the edge of and direct access to the Brechfa Forest with access of miles of country walks, bridle paths, cycle tracks and picturesque locality.

Llansawel is located 8 miles south from the University town of Lampeter and 10 miles from the market towns of Llandovery and Llandeilo all with a variety of amenities such as Supermarkets, Primary and Secondary Education, Places of Worship and GP surgeries.

Also within an easy commuting distance to Carmarthen and the M4 intersection at Cross Hands.

### General Description

Abernant in all offers a comfortable 3 bedroomed detached country property full of character and original features such as exposed beams and exposed stone walls. The current Vendor has part updated whilst maintaining its character.

Externally Abernant enjoys a tarmac driveway and forecourt providing ample parking, also with a double garage and a large workshop which could potentially be converted into a holiday cottage (S.T.C). A Large sweeping mature landscaped lawned garden to the side and rear with a stream boundary and woodland.

In addition there lies 15 acres of mature native woodland and mature pasture land. A desirable property in a sought after location.

Abernant was formerly the home of David John Williams

and his time at Abernant is documented in his acclaimed book, Hen Dy Ffarm (The Old Farmhouse). He was one of the foremost Welsh language writers of the twentieth century.

The accommodation provides more particularly the following:-



### Storm Porch

Of timber and stone under a slate roof

### Reception Hall

14' 2" x 10' 1" (4.32m x 3.07m) With original feature such as a stone wall and exposed beams with tile flooring. Timber staircase leading to first floor and under stairs cupboard. Wall lighting and radiator.

### Ground Floor Shower Room

8' 0" x 5' 9" (2.44m x 1.75m) A three piece suite comprising of a low level flush W.C., pedestal wash hand basin and a corner glazed shower cubicle. Radiator.

### Living Room

27' 8" x 25' 3" (8.43m x 7.70m) A large open planned room



being able to split into two separate rooms. Once again full of character with the main feature of the room being the large stone inglenook housing a cast iron multi fuel fire place with a bread oven and stone side with slate top. Exposed beams overhead and a stone alcove with slate shelves. Two patio doors and bi-fold doors opening out to the sweeping lawned gardens. 4 radiators.



### Dining Room

11' 5" x 14' 0" (3.48m x 4.27m) Radiator.



### Kitchen

9' 6" x 13' 0" (2.90m x 3.96m) With a double stainless steel sink, electric cooker with hob and space and plumbing for an automatic dish washer and tumble dryer. Rear Door leading to porch In need of modernisation and possibility to extend the kitchen into the extension/annex.



### Rear Porch



## Bathroom

6' 7" x 6' 2" (2.01m x 1.88m) A vanity unit with an enclosed WC., and a 3 and half foot bath. Airing cupboard with a Worcester Oil fired boiler and water tank. Broadband router and Internet satellite connection.

## First Floor

### Bedroom 1

14' 6" x 11' 2" (4.42m x 3.40m) With a vaulted ceiling and exposed beams with a Velux window. Wall lights. Built in cupboard and radiator.



### Bedroom 2

14' 5" x 7' 3" (4.39m x 2.21m) With double aspect windows and vaulted ceilings. Built in cupboard and radiator.

### Family Bathroom

10' 5" x 6' 9" (3.17m x 2.06m) Plumbing is in place for bathroom. New bathroom fitting ready to be installed included double ended bath, large curved shower tray and curved glass enclosure. WC, cistern and basin. Taps and thermostatic shower. Floor tiles.



## Inner Hall

With linen cupboards and window to side.

### Bedroom 3 (Principal)

16' 8" x 9' 5" (5.08m x 2.87m) With triple aspect windows and a patio door opening to a potential balcony over looking the garden and the Brechfa Forest. Radiator.



### En-suite

8' 1" x 5' 3" (2.46m x 1.60m) A three piece suite comprising of a vanity unit with rectangle wash hand basin, low level flush W.C., and a corner glazed shower cubicle. Radiator.



### Dressing Room

Fully fitted dressing room with ample hanging space and shelving to all four sides. En-Suite and Dressing Room originally the fourth Bedroom on the first floor.

### EXTENSION/ANNEX

11' 7" x 26' 0" (3.53m x 7.92m) Fully insulated with exposed beams/trusses, patio doors and lined chimney in place, Internal finishing required. This has the possibility to either become an annex or an extension for kitchen of the main



residence.



**Rear of Property**



**Externally**

The property benefits from access via double gates over a small stone bridge heading to a tarmacadamed drive and forecourt with direct access from the B4337. Mature sweeping gardens to the side and rear of the property with a stream boundary and a walk path to the woodland leading to pasture land. Ample parking and patio to the front of the property.



**Outbuildings**

**Barn/Workshop**

30' 0" x 17' 0" (9.14m x 5.18m). Great conversion potential into a holiday let business (subject to consent). Exposed beams and feature walls, concrete floor and electric supply.





### Double Garage

14' 2" x 18' 2" (4.32m x 5.54m) With garage doors, a half glazed rear door and side window. Concrete floor and storage above.



### Building with water storage and filtration system

Purpose built with concrete floor and block walls to house a large water storage tank (fed by natural spring water source and collection tanks) filtration and water pressurisation vessel. It is part rendered, part timber clad under pantile roof. Large side log store.

### The Land

The land extends to approximately 15 acres or thereabouts and does benefit from direct access from the B4337. It is of mixed use of mature woodland and pasture land but as a whole would provide a great smallholding. Some of the land does require general maintenance but provides the perfect haven for local wildlife and has perfect smallholding capabilities. The lower land is divided by a small stream and has direct access onto Brechfa forest.





### **Tenure**

We are informed the property is of Freehold Tenure and will be vacant on completion.

### **Services**

We are informed by the current vendors that the property benefits mains electricity, private water via a spring, private drainage via septic tank and double glazing throughout.

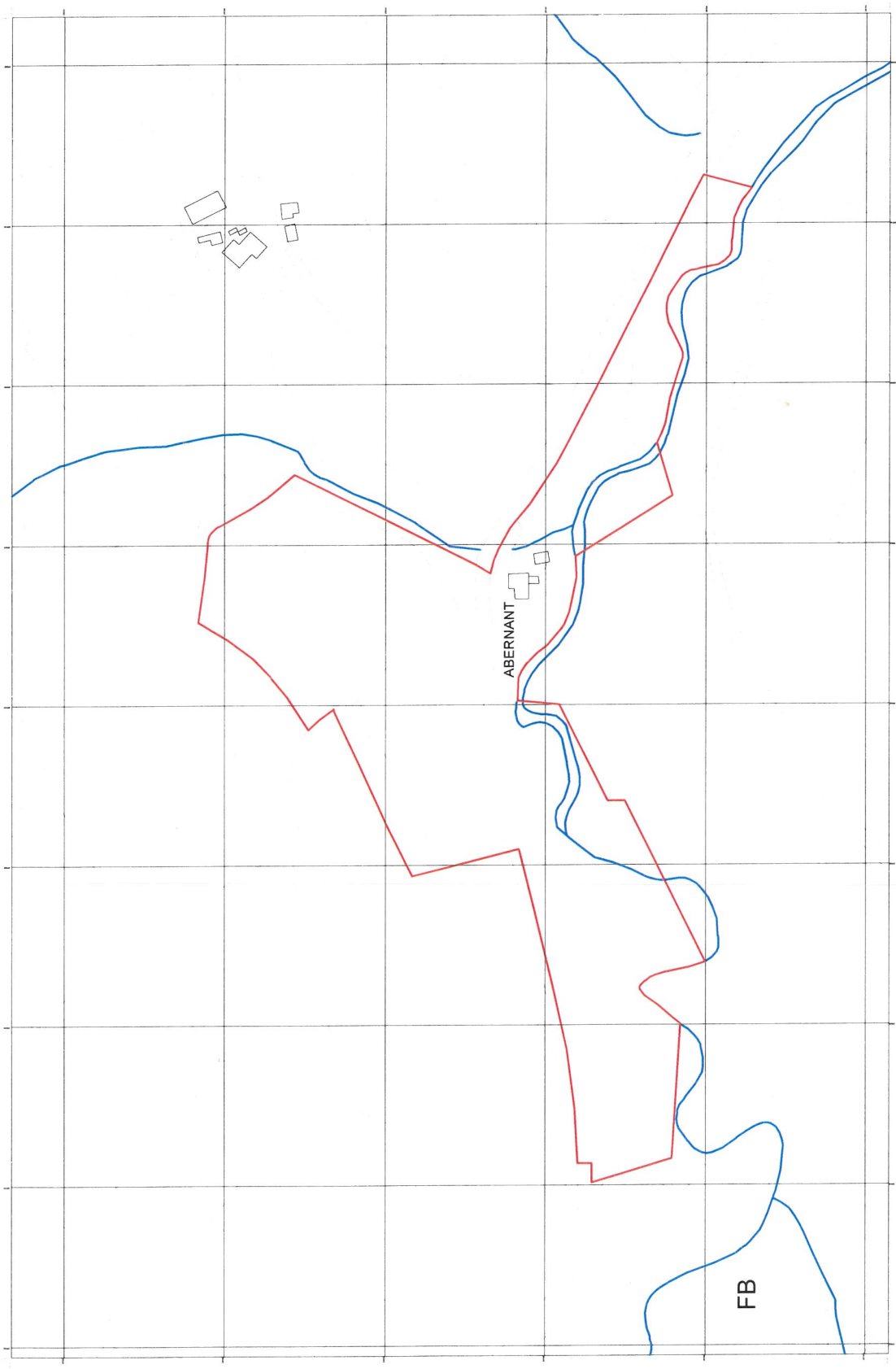
### **Directions**

From Lampeter take the A482 south towards Pumpsaint. Proceed to the village of Crugybar and at the Bridgend Inn turn right onto the Tally road. Proceed through the village of Crugybar and at the next crossroads turn right proceeding towards Llansawel. Proceed into the village of Llansawel and over the bridge and continue to the junction and take a right heading towards Llanybydder on the B4337. Continue on this road for approx 2.5 miles and the property will be located on your left hand side as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only.

Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk) All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'





Overview of Land at Abernant  
Red outline is indicative of land for this extract map  
Accurate boundary must be determined by reference to the  
Land Registry title plan(s) for the property



Scale 1:2500 when printed A3

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ABERNANT



